



Bond
Oxborough
Phillips

Changing Lifestyles

5 Flexa Park
Combe Martin
Ilfracombe
Devon
EX34 0EZ

Guide Price: £450,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

5 Flexa Park, Combe Martin, Ilfracombe, Devon, EX34 0EZ

Spacious 4 bedroom detached dormer bungalow enjoying impeccable sea views...



- 4 double bedrooms
- Amazing sea views
 - 2 bathrooms
 - Off road parking
 - Private Cul De Sac
- Garage with electric roller door
 - Front & back garden
 - Church & hillside views



Tucked away in a highly desirable cul-de-sac, this delightful detached dormer bungalow offering spectacular sea and hillside views seamlessly combines modern comforts with timeless charm throughout. It offers four generously proportioned bedrooms, the property exudes a warm, welcoming ambiance, making it the perfect family home. The interiors is very spacious and thoughtfully designed, featuring a well-equipped kitchen with slate worktops, a light-filled lounge/diner, and a beautifully landscaped garden ideal for outdoor entertaining. With ample parking and a garage, convenience is assured. Nestled in a peaceful and friendly location, this home provides a serene escape from the bustle of everyday life. Don't miss out on the chance to make this inviting property your own. Contact us today to schedule a viewing!



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Combe Martin is a popular coastal village which attracts thousands of visitors each year and has become a hot spot for investment properties and Holiday Homes. Combe Martin is set in a fertile valley and is located where the Exmoor National Park and the North Devon Area of Outstanding Natural Beauty meet. The approach along the coastal road offers glimpses of stunning scenery. Combe Martin itself is an ideal centre for walking and has the 630 mile South West Coastal Path going through it. The village has a range of amenities including a School, and local shops etc. As well as the renowned Combe Martin Wildlife & Dinosaur Park. Combe Martin has good access routes to the local towns and villages along with regular bus services running through the village. Ilfracombe is approximately 10 minute drive and provides national chain shops, banks and two major supermarket chains Tesco and The Co-Operative. This delightful Victorian town is particularly renowned for its picturesque Harbour and quayside as well as Promenade with Landmark Theatre and pleasure gardens. Local sandy beaches include the award winning Woolacombe Beach along with Saunton, Putsborough and Croyde which are also close to hand, and attract thousands of visitors each year. The regional centre of Barnstaple is North Devon's historical capital and is approximately 13 miles away and it's acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).



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Main Entrance - UPVC double glaze door and window leading to;

Entrance Porch - 3' x 3'3" (0.91m x 1m)
UPVC double glazed door leading to;

Entrance Hall - 3'6" x 14'11" (1.07m x 4.55m)
Stairs to upper floor, radiator, doors leading to;

Understairs storage

Bedroom Three - 9'4" x 7'4" (2.84m x 2.24m)
UPVC double glazed window to front elevation enjoying sea views and hillside views, radiator.

Bedroom One - 12'5" x 9'9" (3.78m x 2.97m)
UPVC double glazed window to front elevation enjoying sea views and woodland views, radiator.

Bedroom Two - 9'2" x 9'9" (2.8m x 2.97m)
UPVC double glazed window to rear elevation, radiator.

Airing Cupboard

Bathroom - 5'11" x 5'9" (1.8m x 1.75m)
UPVC double glazed window to rear elevation, aqua board splashback, low level push button W.C, vanity integrated wash hand basin, panel bath with shower above, heated towel rail.

Kitchen - 8'2" x 10'6" (2.5m x 3.2m)
UPVC double glazed window to rear elevation, a range of wall and base units, slate work tops and window sills, integrated dishwasher, stainless steel sink and a half plus drainer inset into work surfaces, integrated Zanussi oven and grill, 4 ring gas hob with stainless steel extractor hood over, serving hatch, open archway leading to;

Laundry Room - 5'7" x 6'7" (1.7m x 2m)
UPVC double glazed window to rear elevation, UPVC double glazed door leading to outside, space for fridge/freezer, radiator, door leading to;

Lounge/Diner - 19'2" x 10'11" (5.84m x 3.33m)

Lounge - UPVC double glazed window to front elevation enjoying woodland and hillside views, electric wall mounted heater, radiator, open archway leading to;

Dining Room - UPVC double glazed window to side elevation, UPVC double glazed French doors leading to outside, serving hatch, radiator.

Landing - 4'7" x 6'3" (1.4m x 1.9m)
Eaves storage, door leading to;

Bathroom Two - 8' x 7' (2.44m x 2.13m)
UPV double glazed window to side elevation, single walk in shower cubicle with extractor fan above, low level push button W.C, vanity wash hand basin, storage cupboard, aqua board splash backing around the shower, radiator.

Living Room - 13'2" x 14'2" (4.01m x 4.32m)
UPVC double glazed window to front elevation enjoying sea views, woodland views and hillside views, electric heater, radiator, door leading to;

Office/Bedroom Four - 13'1" x 7'3" (4m x 2.2m)
UPVC double glazed window to front elevation enjoying sea views, hillside views and woodland views, radiator.

Garage - 15'4" x 8'6" (4.67m x 2.6m)
UPVC double door to rear elevation, electric roller garage door to front elevation, combination gas boiler, consumer unit, power and lighting with a door leading to under house storage or hobby/workshop area.

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Outside To the front of the property can be found off road parking on the drive for 2-3 vehicles as well as on road parking. There is a gentle sloped lawn to the front with pathways to gated access either side of the property to access to the rear garden.

To the rear aspect, the tiered garden is immaculate comprising of a pond, low maintenance patios and a garden at the top tier making it great for chasing the sun and enjoying the views. There is also an outdoor power point, sheds with potential to make into a home office.

Agents Notes - This property is a traditional stone and brick construction, located in an area with minimal flood risk. It has direct connections to mains electricity, gas, drainage and water services. The property also has access to broadband services with estimated speeds as follows: Standard at 18 Mbps, Superfast at 80 Mbps. Mobile service coverage is very good. Currently, there are no planning permissions in place for this property or any nearby properties. The property does not involve a shared access and there are no rights of way access involved. The property is located on a private no through road where there is no maintenance charge involved and have been informed that it is the responsibility of all residents to collaborate together for any maintenance.

All material information provided is intended for guidance only. While we strive to ensure accuracy, we cannot guarantee the completeness or reliability of the information. Prospective buyers and tenants are advised to conduct their own investigations and seek professional advice before making any decisions. We accept no liability for any inaccuracies or omissions in the information provided.

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Directions

From Ilfracombe High Street with our offices on your right hand side continue out of the town passing through Hele towards Combe Martin. upon reaching Combe Martin continue past the beach and after passing the shop/take away on your right hand side take the first turning on your left into Shute Lane. Flexa Park is the second left hand turn, where the property can be found towards the top of the cul de sac on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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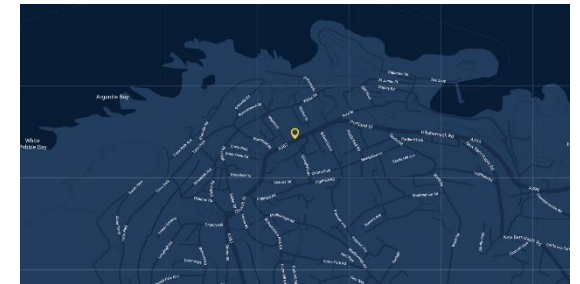
for a free conveyancing quote and
mortgage advice.



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Email: ilfracombe@bopproperty.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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